



Natural Resource Areas (Preservation/Conservation Areas)

Purpose and Intent	Management Guidelines	Location Guidelines
<ul style="list-style-type: none">Identify and protect lands and waters integral to the preservation and protection of environmentally sensitive and ecologically significant resources from the impacts of development.Identify and protect lands and waters integral to sustainable resource-based industries associated with Maryland’s natural resource areas – such as agriculture, forestry, mining, recreation, tourism, seafood harvesting, renewable energy and other emerging industries – from encroachment and the impacts of incompatible land uses.Ensure that development in and around Natural Resource Areas is managed to protect the long-term integrity of living resources, habitats and biological communities through land use controls, incentives, and innovative funding mechanisms.Ensure that the transportation infrastructure in Natural Resource Areas meets the needs of residents and business and does not undermine conservation objectives by encouraging incompatible development.	<ul style="list-style-type: none">Support the State’s important natural and ecological resources including tidal fisheries, bay and coastal ecosystems; non-tidal fisheries, wetlands, rivers and streams; forests and other lands comprising major hubs and connecting corridors of green infrastructure; wildlife and endangered species habitats; and areas important for Climate Change Adaptation; and other areas targeted for land conservation, public use and recreation benefits.Are supported by goals, policies and implementation guidelines in the local comprehensive plan designed to preserve and protect the integrity of the State’s important natural and ecological resources from encroachment and the impacts of incompatible land usesAre governed by local plans, policies, ordinances, regulations, and procedures that stabilize land use to be compatible with sustainable natural and ecological resources to the greatest extent possible;Are of a size that is appropriate to support conservation of the ecosystem functions and resources, and the businesses and/or associated public uses that depend on them.Support regional and inter-jurisdictional conservation of Maryland GreenPrint resources.	<ul style="list-style-type: none">Recognize existing natural resources identified through GreenPrint.

Land Use Objectives		
<ul style="list-style-type: none">Development and redevelopment is located in more compact and integrated forms with livable features.Existing commercial centers and former single-use developments are redeveloped, potentially accommodating mixed-uses and providing improved transportation linkages to the rest of the community.Neighborhoods are walkable, streets are connected and a mix of uses is in close proximity to one another.Employment areas provide for the integration of compatible residential or retail developments and/or are designed to promote transit, pedestrian and bicycle connections to adjacent or nearby residential areas.		
Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan evaluates the vulnerability of resource land and limits activities to levels that support relevant land, water and natural resources and resource-based industries and activities.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning and land development regulations ensure that the land use is stable enough to support relevant land, water and natural resources and resource-based industries and activities.
<input type="checkbox"/>	<input type="checkbox"/>	Land management strategies support the needs of the identified resources,
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Housing Objectives		
<ul style="list-style-type: none">A range of housing choices is provided through redevelopment, new construction, and rehabilitation.Affordable housing is provided through maintenance, rehabilitation, and flexible regulations.Affordable and workforce housing, for all types of housing needs and for all income levels, that minimizes concentrations of poverty, and is close to employment centers.		
Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Local comprehensive plan, zoning ordinances and other land development regulations discourage non-resource related residential development.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Economic Development Objectives		
<ul style="list-style-type: none">Expands opportunities for all income levels in development centers and existing places.Balances jobs and housing in an effort to minimize commuting distances and enhance locational efficiencies.Promotes job training and other incentives.Encourages private sector investment through supportive government regulations, policies, and programs.		
Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Zoning laws allow the sale and processing of products raised or harvested on site or in nearby habitats, to an extent that is compatible with the continued productivity of the habitat, surrounding land uses, and the capacity of existing infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	Notification to new residents about the nature of resource-based industries and recreational uses in the area into which they are moving; mediation committee to resolve disputes.
<input type="checkbox"/>	<input type="checkbox"/>	Land use regulations that require new subdivisions to provide buffers between sensitive resources and new developments.
		Local marketing programs for resource-based products and economic development efforts that build on the specific resources supported in the area, including the creation and marketing of value-added products.
<input type="checkbox"/>	<input type="checkbox"/>	Easement and land acquisition programs—state, local, and private—support preservation of tracts of land needed to sustain resource integrity and resource-based industries and recreational uses
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)